1999
Residential Property Taxes
And
Utility Charges Survey

Prepared by:

Jong Huang
Chief Economist

Planning and Development Department
The City of Edmonton
Revised January 2000

Acknowledgments

We would like to thank staff of the following cities, towns and counties for providing us their property tax information for this survey.

- City of Edmonton
- City of Calgary
- City of Red Deer
- City of Medicine Hat
- City of Lethbridge
- City of Vancouver
- City of Victoria
- City of Regina
- City of Saskatoon
- City of Winnipeg
- City of Toronto
- City of Montreal
- City of Halifax
- City of Saint John
- City of Fredericton
- City of St. John's
- City of Yellowknife
- City of St. Albert
- City of Leduc
- City of Fort Saskatchewan
- City of Spruce Grove
- Town of Devon
- Town of Stony Plain
- Town of Morinville
- Town of Beaumont
- Leduc County
- Strathcona County

We would also like to thank staff of EPCOR for providing us power and water rates information, TELUS Communications for providing telephone rates information, and the City of Edmonton Asset Management and Public Works Department for providing sewer rates information for all the cities, towns and counties surveyed.

Disclaimer
The City of Edmonton provides this information in good faith but it gives no warranty nor accepts liability from any incorrect, incomplete or misleading information, or its use for any purpose.

Copyright © 1999 by the City of Edmonton
Planning and Development Department
c/o 3rd Floor, City Hall
1 Sir Winston Churchill Square
Edmonton, Alberta, Canada
T5J 2R7

103-06039/

Introduction

The City of Edmonton conducts an annual survey of property taxes and utility charges for an average single-family house in major Canadian cities to assess the relative burden on Edmonton property taxpayers. Since 1997, a similar survey is conducted for eleven municipalities in the Edmonton Region.

For the Canadian cities, the average single-family house is defined as a **ten to fifteen year-old** detached three-bedroom bungalow with a main floor area of 1,200 square feet, having a **one-car garage** and full basement but no recreation room or fireplace, on a 5,500 square-foot lot. For the Edmonton Region, the average house is defined slightly different from the one for the Canadian cities. The house is **twenty-five to thirty years old with a double-car garage**.

Seventeen Canadian cities and eleven municipalities in the Edmonton Region were surveyed in 1999 for information on property taxes and garbage collection charges. TELUS Communications, EPCOR and the City of Edmonton Asset Management and Public Works Department provided information on utility charges.

This report is divided into two parts. The first part discusses the survey results for the seventeen Canadian cities surveyed; the second part deals with the survey results for the eleven municipalities in the Edmonton Region.

Part 1: Major Canadian Cities

Residential Property Taxes

- Edmonton's total property tax of $1,590, including municipal and school taxes, for the average single-family house, ranked the fifth lowest among the seventeen cities surveyed, unchanged from the 1998 position. St. John's, Newfoundland had the lowest tax levy while Montreal had the highest (see Chart 1 and Table 1). Edmonton's total tax represented only 83% of the seventeen cities' average tax of $1,915 and 99% of Calgary's tax of $1,601.

- If school taxes were excluded, Edmonton's municipal tax of $846 would account for only 66% of the seventeen cities' average tax of $1,275, but would be 18% higher than Calgary's tax of $719.

- Edmonton's average total property tax in 1999 was 3.4% higher than the tax levied in 1994, representing an average increase of 0.7% per year. This compared very favourably with the average annual increase of 1.9% for the seventeen cities surveyed (see Chart 2 and Table 2). Edmonton's performance was remarkable, considering that Edmonton's population increased by 0.6% a year and consumer prices in Edmonton rose by 1.8% a year over the same period.

Residential Utility Charges

- Edmonton's total utility charges for the average single-family house ranked the second highest among the seventeen cities in 1999, unchanged from the 1998 position. Montreal had the lowest total charges while Yellowknife had the highest total charges (see Chart 3 and Table 3). The total utility charges for telephone, power, water, sewer, and garbage collection for the average single-family house in Edmonton, including applicable surcharges, was $115.61 per month or $1,387 per year. The average total charge for the seventeen cities was $103.49 per month or $1,242 per year. Edmonton's charge was 11.7% higher than the seventeen cities' average.

- Edmonton's charge of $19.90 per month for a touch-tone telephone was 6.5% lower than the seventeen cities' average of $21.28. Edmonton's power rate of $44.64 per month for 500 kWh consumption was 5% lower than the seventeen cities' average of $46.97. However, Edmonton's water rate of $25.42 and sewer rate of $20.65 (including surcharges) per month for 20 cubic metres water consumption were 26.1% and 80.8% higher than the seventeen cities' averages of $20.16 and $11.42, respectively. The factors affecting higher water and sewer rates in Edmonton included the application of the user pay concept, the higher costs of water and sewage treatment, and the lower financing assistance from other levels of government.

Combined Residential Property Taxes and Utility Charges

- Edmonton's combined cost of total property taxes (including municipal and school taxes) and utility charges for the average single-family house was $2,977 in 1999. This was 5.7% lower than the seventeen cities' average of $3,157 and 4.6% higher than Calgary's total of $2,845. Edmonton's combined total property taxes and utility charges ranked the ninth lowest among the cities surveyed, compared to the eighth position in 1998. St. John's, Newfoundland had the lowest combined cost, while Yellowknife had the highest (see Chart 4 and Table 4).

- Edmonton's position compared more favourably when only the municipal property tax was considered (that is, excluding school taxes). The combined municipal property tax and utility charges for the Edmonton homeowner amounted to $2,233 in 1999. This was 11.3% lower than the seventeen cities' average of $2,517. Edmonton ranked the seventh lowest in this comparison, compared to the eighth position in 1998. Medicine Hat had the lowest and Yellowknife had the highest combined cost (see Chart 5 and Table 5).

Part 2: Edmonton Region

This is the third year a survey was conducted for municipalities in the Edmonton Region. Edmonton City Council's Property Tax Review Committee requested the survey in 1997. Parkland County didn't participate in this year's survey because water and sewer service is not provided in the County, thereby making the County not comparable to other municipalities. The following are the survey results for the eleven municipalities in the Edmonton Region.

Residential Property Taxes

- Edmonton's total property tax of $1,526, including municipal and school taxes, for the average single-family house ranked the fourth lowest among the eleven municipalities surveyed in 1999. Fort Saskatchewan had the lowest tax levy while St. Albert had the highest (see Chart 6 and Table 6). Edmonton's total tax represented only 97% of the Region's average tax of $1,573.

- If school taxes were excluded, Edmonton's municipal tax of $812 would account for only 89% of the Region's average tax of $909, and would rank the third lowest.

Residential Utility Charges

- Edmonton's total utility charges for the average single-family house ranked the sixth lowest in the Edmonton Region in 1999, compared to the eighth position in 1998. St. Albert had the lowest utility charges while Strathcona County had the highest charges (see Chart 7 and Table 7). The total utility charges for telephone, power, water, sewer, and garbage collection for the average single-family house in Edmonton, including applicable surcharges, was $115.61 per month or $1,387 per year. The average total charges for the Edmonton Region was $116.13 per month or $1,394 per year. Edmonton's total charge was slightly lower than the Region's average.

- Edmonton's cost of $19.90 per month for a touch-tone telephone was 9.2% lower than the Region's average of $21.91. Edmonton's power rate of $44.64 per month for 500 kWh consumption was 9.4% lower than the Region's average of $49.29. This is a reversal from the 1998 survey, resulting from a 16% power rate increase experienced by other municipalities in the Region in 1999. Edmonton's water rate of $25.42 and sewer rate of $20.65 (including surcharges) per month for 20 cubic metres water consumption were 4.5% and 49.4 % higher than the Region's averages of $24.33 and $13.82, respectively.

Combined Residential Property Taxes and Utility Charges

- Edmonton's combined cost of total property taxes (including municipal and school taxes) and utility charges for the average single-family house was $2,913 in 1999. This was 1.8% lower than the Region's average of $2,967. Edmonton's combined total property taxes and utility charges ranked the third lowest in the Region, unchanged from the 1998 position. Leduc County had the lowest combined cost while the City of Leduc had the highest (see Chart 8 and Table 8).

- Similarly, Edmonton's position compared favourably and ranked the third lowest when only the municipal property tax is considered (that is, excluding school taxes). The combined municipal tax and utility charges for the Edmonton homeowner amounted to $2,199 in 1999. This was 4.5% lower than the Region's average of $2,303. Fort Saskatchewan had the lowest combined cost while Morinville had the highest in this comparison (see Chart 9 and Table 9).

Summary

- Edmonton's combined property taxes and utility charges of $2,977 for an average single-family house was 5.7% lower than the Canadian average and ranked the ninth lowest among the seventeen cities surveyed in 1999. This compared slightly unfavourably to the eighth position in 1998. In the Edmonton Region, Edmonton's combined property taxes and utility charges was 1.8% lower than the average and ranked the third lowest in the Region.

- If school taxes were excluded, Edmonton's total municipal tax and utility charges would be 11.3% lower than the seventeen cities' average and 4.5% lower than the Edmonton Region's average.

- Edmonton's total property taxes (including school taxes) of $1,590 for the average single-family house was 17% lower than the Canadian cities' average and ranked the fifth lowest among the cities. This was unchanged from the 1998 position. Edmonton's tax was 3% lower than the Edmonton Region's average and ranked the fourth lowest in the Region. Edmonton's total property tax was also slightly lower than Calgary's tax.

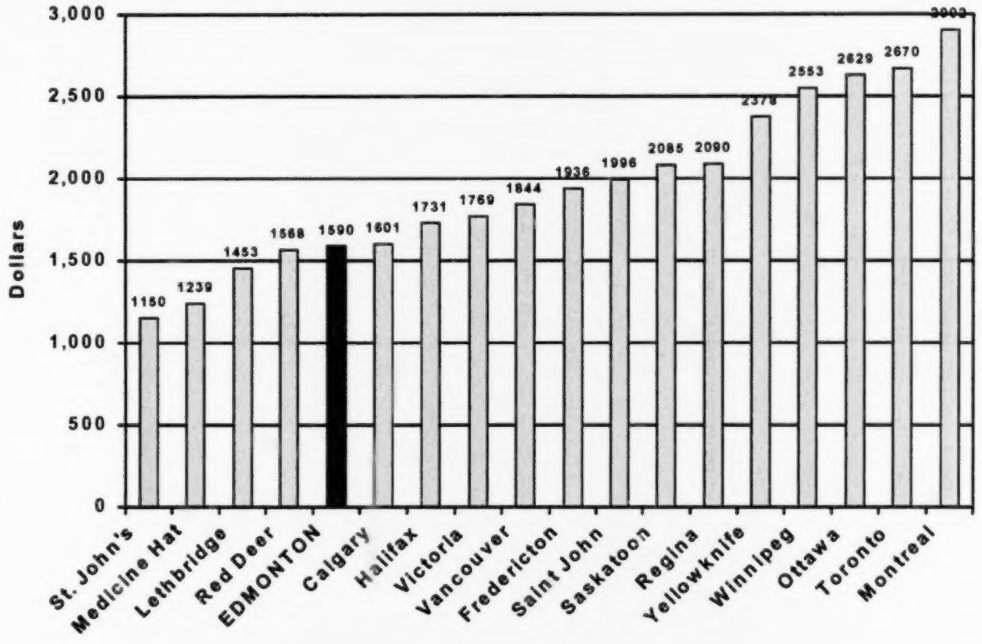
- Edmonton's total annual utility charges of $1,387 ranked the second highest among the Canadian cities and was 11.7% higher than the cities' average, mainly because Edmonton had the highest water and sewer service charges. However, Edmonton's total utility charge was slightly lower than the Edmonton Region's average. This is a reversal from the 1998 survey and can be attributed to a 16% power rate increase

experienced by other municipalities in the Region in 1999.

Remarks

- It is inappropriate to use property tax information contained in this report to compare management efficiency among local governments. Property tax differences among local governments are attributable to many factors. These factors include the structure and sources of local governments' operating revenues, the levels and costs of services provided, the use of split mill rates, different ways for financing local improvements, and the extent of the application of the user pay approach. However, property tax differences are a useful measurement of the comparative tax burden.

Chart 1: Total Property Tax for a Single-Family House in 1999 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. November 1999
Note: Figures include municipal, regional and school taxes, net of homeowner grants if applicable.

Table 1
Property Tax Levy on a Single-family House in 1999 [1]
(Selected Canadian Cities)
(dollars)

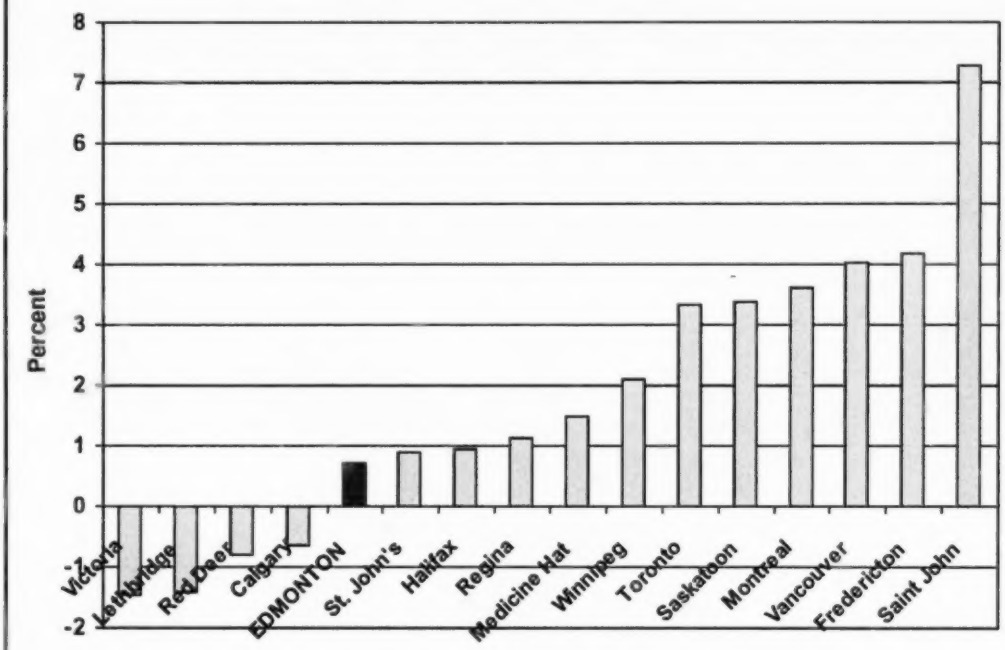
City	Property Tax Levy				Homeowner Grants or Credits	Net Property Tax Levy (After Grants)	Rank
	Municipal	School	Other	Total			
EDMONTON	**846**	**744**	**-**	**1,590**	**-**	**1,590**	**5**
Calgary	719	882	-	1,601	-	1,601	6
Red Deer	780	788	-	1,568	-	1,568	4
Medicine Hat	557	682	-	1,239	-	1,239	2
Lethbridge	739	714	-	1,453	-	1,453	3
Vancouver [4]	1,100	1,050	164	2,314	470 [2]	1,844	9
Victoria	1,164	807	268	2,239	470 [2]	1,769	8
Regina	936	1,054	100	2,090	-	2,090	13
Saskatoon	824	1,162	99	2,085	-	2,085	12
Winnipeg	1,485	1,318	-	2,803	250	2,553	15
Montreal	2,490	412	-	2,902	-	2,902	17
Toronto	1,759	911	-	2,670	-	2,670	16
Halifax	1,125	450	156	1,731	-	1,731	7
Saint John	1,973	-	1,739	3,712	1,716 [3]	1,996	11
Fredericton	1,908	-	2,130	4,038	2,102 [3]	1,936	10
St. John's	1,150	-	-	1,150	-	1,150	1
Yellowknife	1,409	969	-	2,378	-	2,378	14

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch.
November 1999.

Notes:

1. The single-family house is defined as a **ten- to fifteen-year-old** detached three-bedroom bungalow with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace, **one-car garage**, on a 5,500 square foot lot.
2. Grant is $470 for school levy for homeowners with age 64 years or under and $745 for senior citizens or handicapped.
3. Provincial government homeowners grant for owner occupied dwellings
4. Based on an averaged-value single-family house which may not correspond to the house described above.

Chart 2: Average Annual Property Tax Increase 1994-1999



Prepared by: The City of Edmonton, Planning and Development Department. November 1999

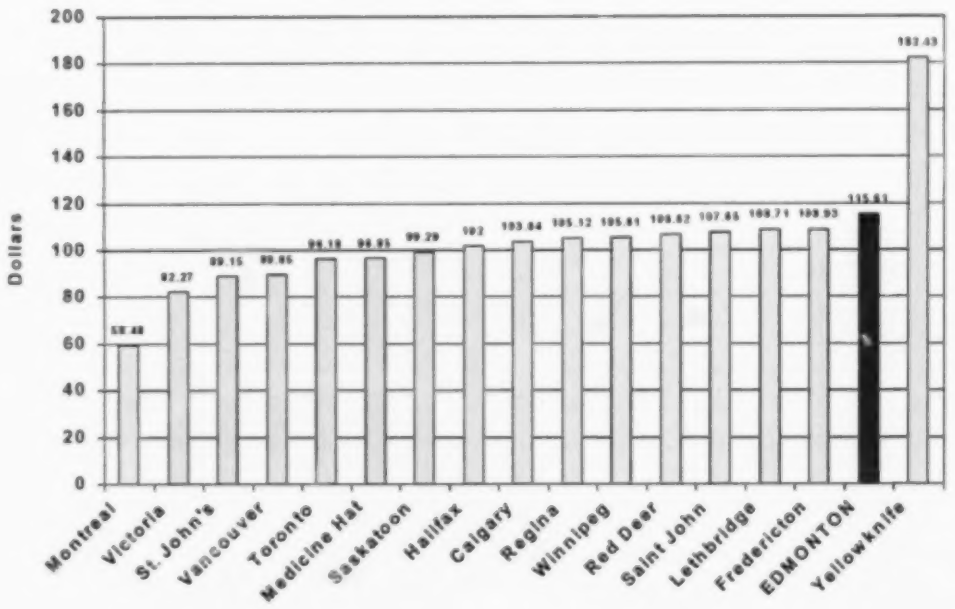
Table 2
Average Annual Property Tax Increase
1994 - 1999
(Selected Canadian Cities)

City	Property Tax Levy		Average Annual Increase	Rank
	1994 ($)	1999 ($)	(%)	
EDMONTON	**1,535**	**1,590**	**0.71**	**5**
Calgary	1,652	1,601	-0.63	4
Red Deer	1,632	1,568	-0.80	3
Medicine Hat	1,150	1,239	1.50	9
Lethbridge	1,560	1,453	-1.41	2
Vancouver	1,514	1,844	4.02	14
Victoria	1,905	1,769	-1.47	1
Regina	1,976	2,090	1.13	8
Saskatoon	1,766	2,085	3.38	12
Winnipeg	2,300	2,553	2.11	10
Montreal	2,430	2,902	3.61	13
Toronto	2,265	2,670	3.34	11
Halifax	1,652	1,731	0.94	7
Saint John	1,405	1,996	7.27	16
Fredericton	1,577	1,936	4.19	15
St. John's	1,100	1,150	0.89	6
Average	**1,714**	**1,886**	**1.94**	**--**

Prepared by: The City of Edmonton, Planning and Development Deptartment, Planning and Policy Services. November 1999

Note: Percent increases are for the net property tax levy on the single-family house as defined in Table 1.

Chart 3: Total Monthly Utility Charge for a Single-Family House in 1999 - Canadian Cities



Prepared by: The City of Edmonton, Planning and Development Department. **Revised January 2000**
Note: Figures include charges for telephone, power, water, sewer and garbage collection.

Table 3
Average Monthly Utility Charges for a Single-Family House
(Selected Canadian Cities)
(as of October 1999)
(dollars)

City	Telephone [1]	Power [2]	Water [3]	Sewer [3]	Garbage	Total	Rank
EDMONTON	**19.90**	**44.64**	**25.42** [6]	**20.65** [6]	**5.00**	**115.61**	**16**
Calgary	22.11	42.23	24.30	15.00	-	103.64	9
Red Deer	22.11	45.64	17.03	15.59	6.25	106.62	12
Medicine Hat	22.11	36.43	15.25	14.00	9.06	96.85	6
Lethbridge	22.11	45.64	13.32	19.99	7.65	108.71	14
Vancouver	24.75	34.57	18.45	0	12.08	89.85	4
Victoria	19.70	34.57	12.81	2.94	12.25	82.27	2
Regina	19.35	50.20	20.50	15.07	-	105.12	10
Saskatoon	19.35	55.01	15.33 [6]	9.60	-	99.29	7
Winnipeg	18.25	35.45	27.13 [7]	24.78 [7]	-	105.61	11
Montreal	21.60	37.88	0 [5]	0 [5]	-	59.48	1
Toronto	21.60	49.11	17.75	7.72	-	96.18	5
Halifax	22.50	55.91	13.93	9.66	-	102.00	8
Saint John	20.00	50.13	14.90	22.62	-	107.65	13
Fredericton	20.00	55.67	16.73	16.53	-	108.93	15
St. John's	19.95	52.76	16.44	0 [5]	-	89.15	3
Yellowknife	26.33	72.71	73.39 [4]	0 [4]	10.00	182.43	17
Average	**21.28**	**46.97**	**20.16**	**11.42**	**3.66**	**103.49**	**--**

Prepared by: The City of Edmonton, Planning and Development Department, Planning and Policy Services Branch.
Revised January 2000.

Sources: EPCOR, TELUS Communications and City of Edmonton Asset Management & Public Works Department.

Notes:

(1) For a touch-tone phone.

(2) Based on 500 KWH/month power consumption; power rates shown include GST and all other applicable taxes.

(3) Based on 20 cubic meter per month water consumption, including monthly service charges where is applicable.

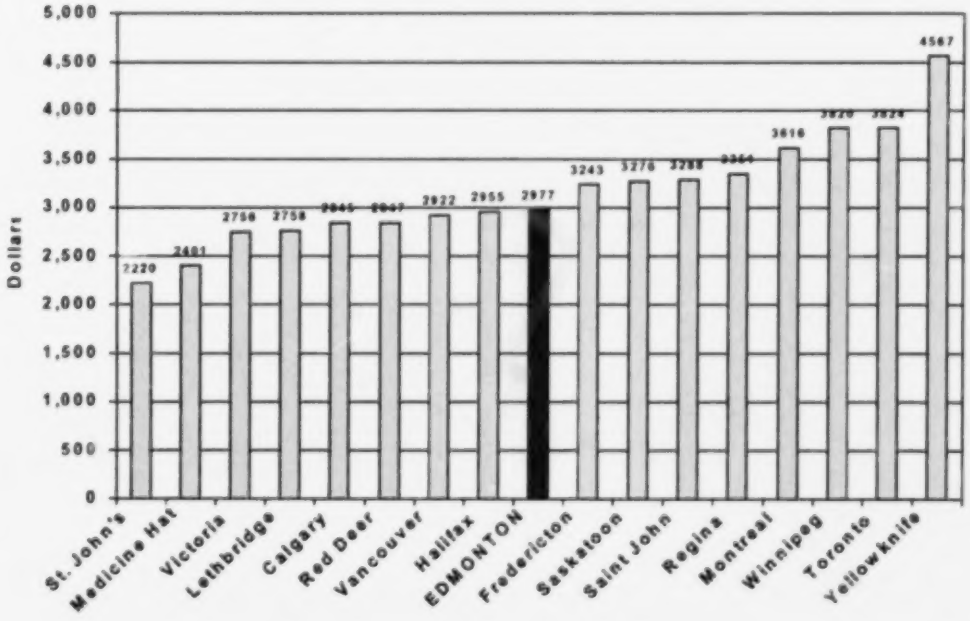
(4) Includes sewer charge and $3.00 for insurance.

(5) Financed through property tax.

(6) Includes surcharges

(7) Include $10 per month for water and sewer maintenance levy which is not included in the utility bills.

Chart 4: Total Property Tax and Utility Charges for a Single-Family House in 1999 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. **Revised January 2000**
Note: Total property tax includes municipal, regional and school taxes, but are net of homeowner grants or credits if applicable

Table 4
Annual Total Property Tax and Utility Charges for a Single-Family House* in 1999
(Selected Canadian Cities)
(dollars)

City	Total (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	**1,590**	**1,387**	**2,977**	**9**
Calgary	1,601	1,244	2,845	5
Red Deer	1,568	1,279	2,847	6
Medicine Hat	1,239	1,162	2,401	2
Lethbridge	1,453	1,305	2,758	4
Vancouver	1,844	1,078	2,922	7
Victoria	1,769	987	2,756	3
Regina	2,090	1,261	3,351	13
Saskatoon	2,085	1,191	3,276	11
Winnipeg	2,553	1,267	3,820	15
Montreal	2,902	714	3,616	14
Toronto	2,670	1,154	3,824	16
Halifax	1,731	1,224	2,955	8
Saint John	1,996	1,292	3,288	12
Fredericton	1,936	1,307	3,243	10
St. John's	1,150	1,070	2,220	1
Yellowknife	2,378	2,189	4,567	17
Average	**1,915**	**1,242**	**3,157**	**--**

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services.
Revised January 2000

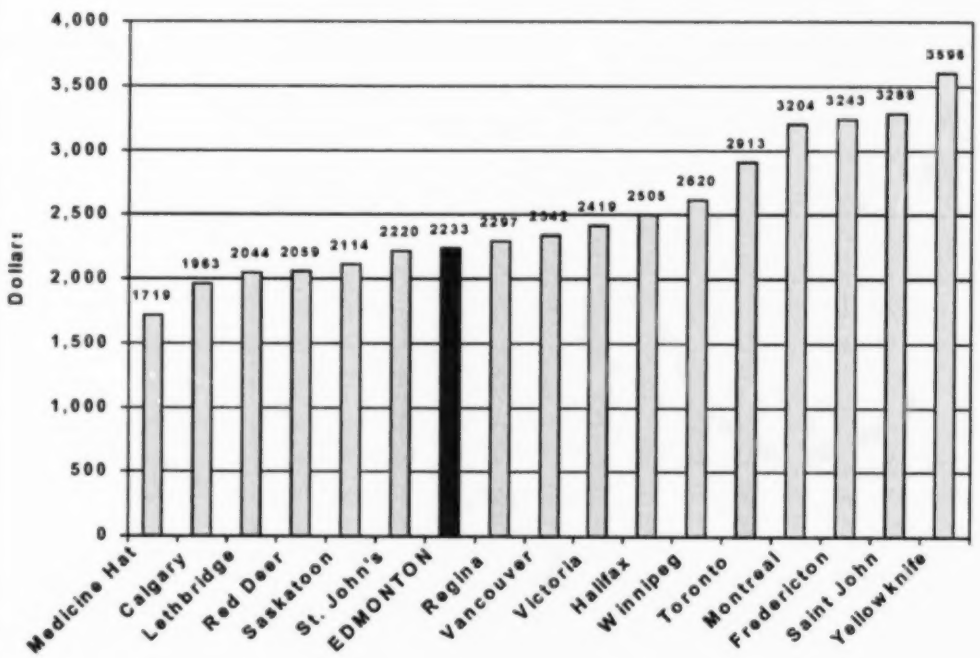
Notes:

(1) Total property tax shown includes municipal, regional and school taxes, but is net of homeowner grants or credits.

(2) Utility charges include telephones, power, water, sewers and garbage collection. Utility charges also include surcharges for water mains and sewer upgrading where applicable.

(*) The single-family house is defined as a **ten to fifteen year-old** detached three-bedroom bungalow with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace, **one-car garage**, on a 5,500 square foot lot.

Chart 5: Combined Municipal Property Tax and Utility Charges for a Single-Family House in 1999 - Canadian Cities



Prepared by: City of Edmonton, Planning and Development Department. **Revised January 2000**
Note: Property taxes include both municipal and regional taxes, but exclude school taxes and net of homeowner grants if applicable

Table 5
Annual Municipal Property Tax and Utility Charges for a Single-Family House* in 1999
(Selected Canadian Cities)
(dollars)

City	Municipal (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	**846**	**1,387**	**2,233**	**7**
Calgary	719	1,244	1,963	2
Red Deer	780	1,279	2,059	4
Medicine Hat	557	1,162	1,719	1
Lethbridge	739	1,305	2,044	3
Vancouver	1,264	1,078	2,342	9
Victoria	1,432	987	2,419	10
Regina	1,036	1,261	2,297	8
Saskatoon	923	1,191	2,114	5
Winnipeg	1,353	1,267	2,620	12
Montreal	2,490	714	3,204	14
Toronto	1,759	1,154	2,913	13
Halifax	1,281	1,224	2,505	11
Saint John	1,996	1,292	3,288	16
Fredericton	1,936	1,307	3,243	15
St. John's	1,150	1,070	2,220	6
Yellowknife	1,409	2,189	3,598	17
Average	**1,275**	**1,242**	**2,517**	**--**

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services.
Revised January 2000

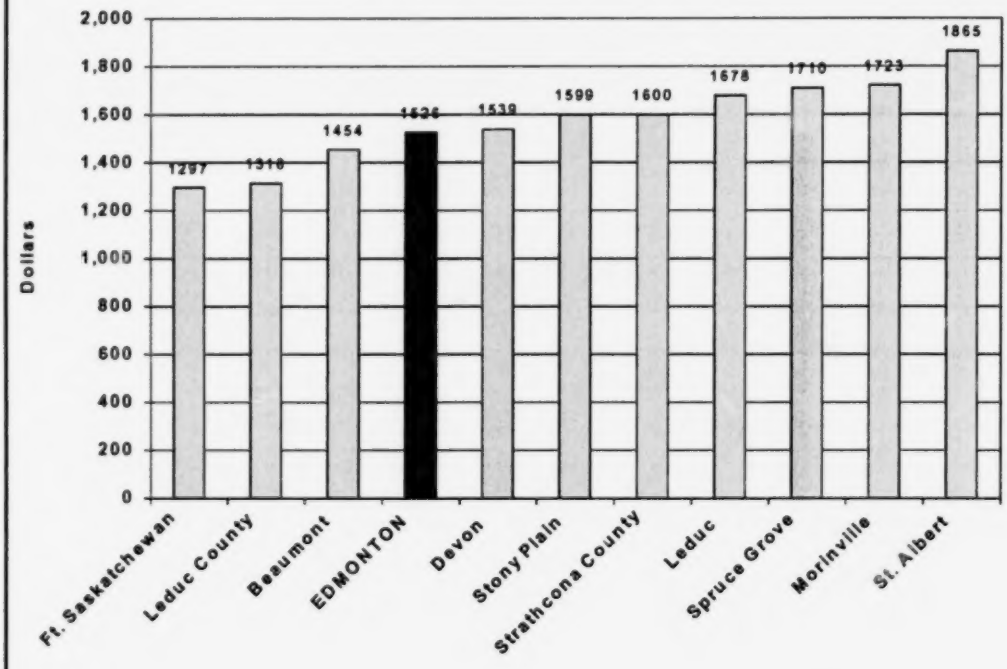
Notes:

(1) Total property tax shown excludes school taxes and is net of homeowner grants or credits.

(2) Utility charges include telephones, power, water, sewer and garbage collection.
Utility charges also include surcharges for water mains and sewer upgrading where applicable.

(*) The single-family house is defined as a **ten to fifteen year-old** detached three-bedroom bungalow with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace, **one-car garage**, on a 5,500 square foot lot.

Chart 6: Total Property Tax for a Single-Family House in 1999 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. November 1999
Note: Figures include municipal and school taxes.

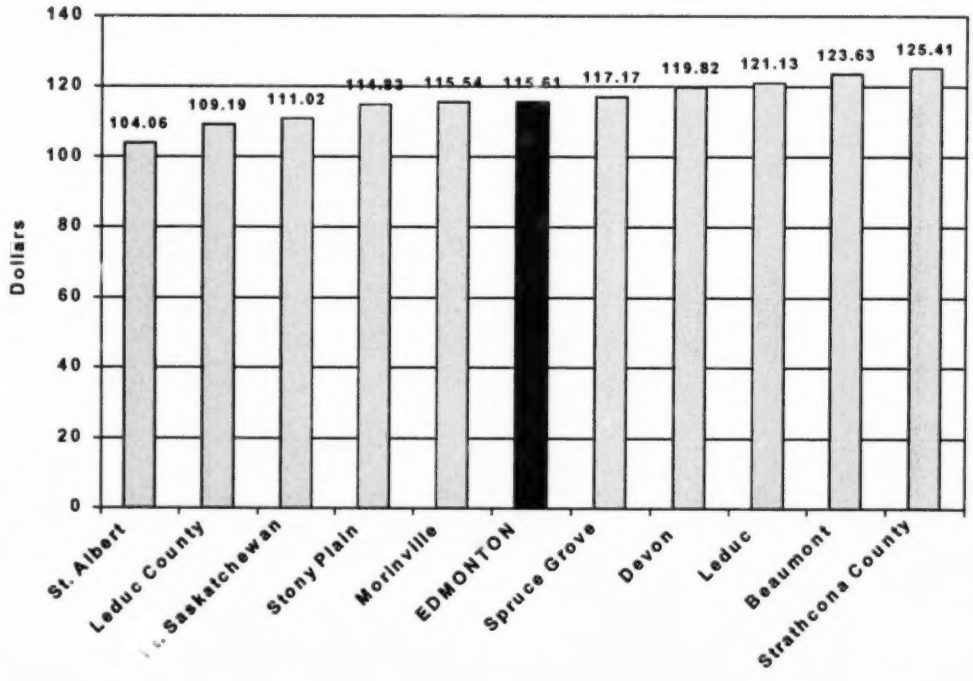
Table 6
Property Tax Levy on a Single-family House in 1999 [1]
(Edmonton Capital Region)
(dollars)

	Municipal Tax	School Tax	Total	Rank	
				Municipal	Total
EDMONTON	**812**	**714**	**1,526**	**3**	**4**
St. Albert	1,171	694	1,865	11	11
Leduc	1,014	664	1,678	8	8
Fort Saskatchewan	629	668	1,297	1	1
Devon	923	616	1,539	6	5
Stony Plain	935	664	1,599	7	6
Spruce Grove	1,056	654	1,710	9	9
Morinville	1,107	616	1,723	10	10
Beaumont	863	591	1,454	5	3
Leduc County	658	658	1,316	2	2
Strathcona County	831	769	1,600	4	7
Average	**909**	**664**	**1,573**		

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services. November 1999.

Note: [1] The single-family house is defined as a **25 to 30 year-old** detached three-bedroom bungalow , with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace, **double-car garage**, on a 5,500 square foot lot.

Chart 7: Total Monthly Utility Charge for a Single-Family House in 1999 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. **Revised January 2000**
Notes: Figures include charges for telephone, power, water, sewer and garbage collection.

Table 7
Average Monthly Utility Charges for a Single-Family House
(Edmonton Capital Region)
(as of October 1999)
(dollars)

	Telephone [1]	Power [2]	Water [3]	Sewer [3]	Garbage	Total	Rank
EDMONTON	**19.90**	**44.64**	**25.42**	**20.65**	**5.00**	**115.61**	**6**
St. Albert	22.11	49.76	14.83	12.86	4.50	104.06	1
Leduc	22.11	49.76	24.39	14.12	10.75	121.13	9
Ft. Saskatchewan	22.11	49.76	20.00	10.65	8.50	111.02	3
Devon	22.11	49.76	23.05	18.29	6.61	119.82	8
Stony Plain	22.11	49.76	26.35	9.21	7.40	114.83	4
Spruce Grove	22.11	49.76	37.30 [4]	-	8.00	117.17	7
Morinville	22.11	49.76	29.08	8.78	5.81	115.54	5
Beaumont	22.11	49.76	26.99	16.79	7.98	123.63	10
Leduc County	22.11	49.76	19.72	17.60	-	109.19	2
Strathcona County	22.11	49.76	20.51	23.03	10.00	125.41	11
Average	**21.91**	**49.29**	**24.33**	**13.82**	**6.78**	**116.13**	**-**

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services Branch.
Revised January 2000

Sources: EPCOR, TELUS Communications and City of Edmonton Asset Management & Public Works Department.

Notes:

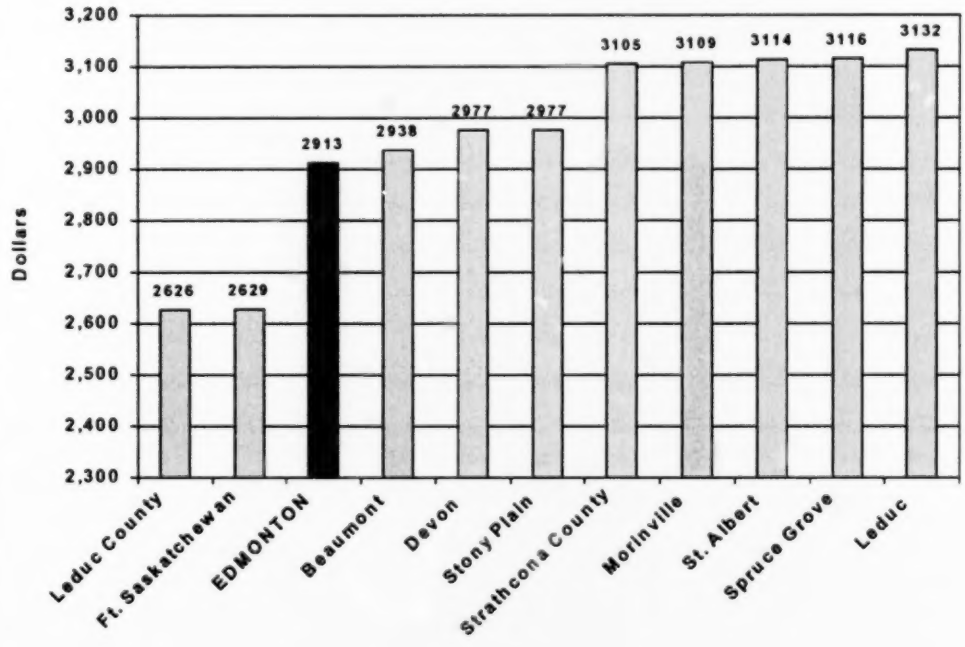
(1) For a touch-tone phone.

(2) Based on 500 KWH/month power consumption; power rates shown include GST and all other applicable taxes.

(3) Based on 20 cubic meter/month water consumption, including monthly service charges where is applicable.

(4) Includes water and sewer charges.

Chart 8: Total Property Tax and Utility Charges for a Single-Family House in 1999 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. **Revised January 2000**
Note: Total property tax includes municipal and school taxes.

Table 8
Annual Total Property Tax and Utility Charges for a Single-Family House* in 1999 (Edmonton Capital Region)
(dollars)

	Total (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	**1,526**	**1,387**	**2,913**	**3**
St. Albert	1,865	1,249	3,114	9
Leduc	1,678	1,454	3,132	11
Ft. Saskatchewan	1,297	1,332	2,629	2
Devon	1,539	1,438	2,977	5
Stony Plain	1,599	1,378	2,977	5
Spruce Grove	1,710	1,406	3,116	10
Morinville	1,723	1,386	3,109	8
Beaumont	1,454	1,484	2,938	4
Leduc County	1,316	1,310	2,626	1
Strathcona County	1,600	1,505	3,105	7
Average	**1,573**	**1,394**	**2,967**	**-**

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services.
Revised January 2000

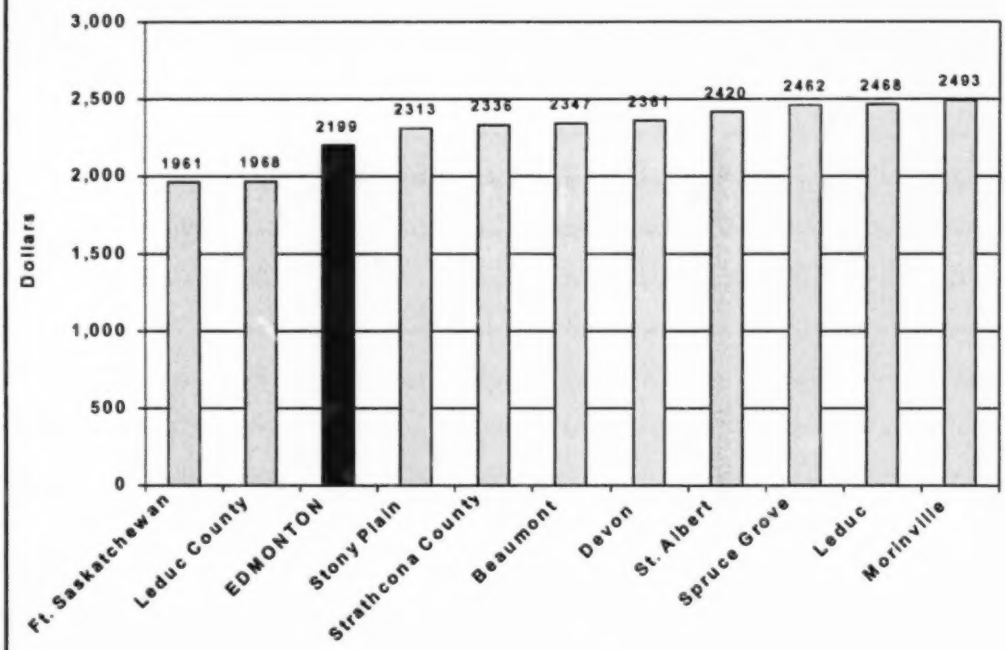
Notes:

(1) Total property tax shown includes municipal and school taxes.

(2) Utility charges include telephones, power, water, sewer and garbage collection. Utility charges also include surcharges for water mains and sewer upgrading where applicable.

(*) The single-family house is defined as a **25 to 30 year-old** detached three-bedroom bungalow , with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace, **double-car garage**, on a 5,500 square foot lot.

Chart 9: Combined Municipal Property Tax and Utility Charges for a Single-Family House in 1999 - Edmonton Region



Prepared by: City of Edmonton, Planning and Development Department. **Revised January 2000**
Notes: Property tax figures exclude school taxes.

Table 9
Annual Municipal Property Tax and Utility Charges for a Single-Family House* in 1999
(Edmonton Capital Region)
(dollars)

	Municipal (1) Property Tax	Utility (2) Charges	Total	Rank
EDMONTON	**812**	**1,387**	**2,199**	**3**
St. Albert	1,171	1,249	2,420	8
Leduc	1,014	1,454	2,468	10
Ft. Saskatchewan	629	1,332	1,961	1
Devon	923	1,438	2,361	7
Stony Plain	935	1,378	2,313	4
Spruce Grove	1,056	1,406	2,462	9
Morinville	1,107	1,386	2,493	11
Beaumont	863	1,484	2,347	6
Leduc County	658	1,310	1,968	2
Strathcona County	831	1,505	2,336	5
Average	**909**	**1,394**	**2,303**	**-**

Prepared by: The City of Edmonton, Planning and Development Department, Planning & Policy Services.
Revised January 2000

Notes:

(1) Total property tax shown excludes school taxes.

(2) Utility charges include telephones, power, water, sewer and garbage collection.
Utility charges also include surcharges for water mains and sewer upgrading where applicable.

(*) The single-family house is defined as a **25 to 30 year-old** detached three-bedroom bungalow , with a main floor area of 1,200 square feet, full basement but no recreation room or fireplace, **double-car garage**, on a 5,500 square foot lot.